

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: THE TENTATIVE DESIGNATION OF PARCEL C BOUNDED GENERALLY BY OAK STREET, ASH STREET, NASSAU STREET, AND MAY PLACE, SOUTH COVE URBAN RENEWAL AREA.

WHEREAS, the Boston Redevelopment Authority, (herein referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the South Cove Urban Renewal Area (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carry out of projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, New England Medical Center Hospitals Inc., has expressed an interest and submitted a satisfactory proposal for the development of Disposition Parcel C, Boston, MA; and

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the New England Medical Center Hospitals Inc., be and hereby is Tentatively Designated as Developer of Disposition Parcel C, bounded by Nassau Street, Ash Street, Oak Street and May Place located in Chinatown in the South Cove Urban Renewal Area, City of Boston, subject to:
 - (a). Submittal of an amendment to the Master Plan in accordance with the provisions of Article 43 of the Boston Zoning Code.
 - (b). Concurrence in the proposed disposal transaction by the Department of Housing and Development:
 - (c). Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended:

MEMORANDUM

JUNE 10, 1993

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: BEVERLEY JOHNSON, DIRECTOR OF
INSTITUTIONAL PLANNING AND DEVELOPMENT
DENNIS CALLAHAN, PROJECT MANAGER
INSTITUTIONAL PLANNING AND DEVELOPMENT

SUBJECT: THIS MEMORANDUM REQUESTS THAT THE NEW ENGLAND
MEDICAL CENTER HOSPITALS, INC. ("NEMCH") BE
TENTATIVELY DESIGNATED AS DEVELOPER OF PARCEL C
IN THE SOUTH COVE URBAN RENEWAL AREA.

**EXECUTIVE
SUMMARY:**

THIS MEMORANDUM REQUESTS THAT THE NEW ENGLAND
MEDICAL CENTER HOSPITALS INC., ("NEMCH")
BE TENTATIVELY DESIGNATED AS DEVELOPER OF PARCEL
C IN THE SOUTH COVE URBAN RENEWAL AREA, PROJECT
NO. MASS. R-92 FOR THE DEVELOPMENT OF A PARKING
FACILITY.

I. INTRODUCTION

Parcel "C" (formally Parcel P-3) is a 19,910 square foot land area bounded generally by Oak Street, Ash Street, Nassau Street, and May Place, and is adjacent to the New England Medical Center Hospitals Inc. ("NEMCH") campus. NEMCH in an effort to address its parking needs created by the present construction of the replacement bed facility (Phase 1 1-C) and address the needs of the Chinatown community for additional community space, is proposing the acquisition of Parcel C for the construction of a 455 space garage. In addition, it will provide \$1.8 million to the appropriate community agency or trust as designated by the Chinatown Neighborhood Council ("CNC") and the BRA for the purpose of purchasing a building in or near Chinatown to house community agencies or other uses.

NEMCH has proposed that a 455 car garage be constructed which will service the hospital's patients and visitors associated with the hospital's Phase 1 1-C project, a new bed facility currently under construction. The site is currently owned by the BRA and leased by NEMCH for surface parking of 80 cars. NEMCH also leases from the BRA three buildings located on the site. These buildings will be demolished under the proposed development plan.

II. PROJECT DESCRIPTION

Preliminary feasibility plans indicate that the 455 space parking facility will have a floor area of approximately 157,000 gross square feet and an approximate height of 80 feet. Of the total 455 parking spaces, 55 spaces will be allocated for residents of the Parcel A and B residential development projects. The remaining spaces will be used by NEMCH patients, visitors and a limited number of administrative staff and night shift nurses. All vehicles will arrive at the garage's only entrance on Nassau Street via Washington Street. The garage exit will also be on Nassau Street which will be one-way eastbound, leading to Harrison Avenue.

III. HISTORY

1. South Cove Urban Renewal Plan

The South Cove Urban Renewal Plan (the "Plan") was adopted by the Authority on June 8, 1965, and was approved by the City Council on June 26, 1965. Among the basic objectives of the Plan were: (1) to remove deteriorated and deteriorating buildings which depress the physical condition and character of the area; (2) to intensify utilization of land to achieve more economically and socially productive uses; and (3) to provide sites for the necessary expansion and reorganization of medical and educational facilities.

2. 1966 Cooperation Agreement

The Tentative Designation of Parcel C to NEMCH is in conformance with the 1966 Cooperation Agreement entered into by the Authority and Tufts-New England Medical Center (T-NEMC), as such no solicitations are deemed necessary. The 1966 Cooperation Agreement provided that the Authority shall sell and the Medical Center shall acquire and develop those institutional re-use parcels that are marked P-2 through P-11 in accordance with the land use and building requirements of the South Cove Urban Renewal Plan provided that the Medical Center has demonstrated to the satisfaction of the Authority that it has sufficient need for such properties.

3. Chinatown Community Plan

The Chinatown Community Plan was approved by the Chinatown/South Cove Neighborhood Council on February 20, 1990, and approved by the Authority on March 29, 1990. The Plan defines the potential acquisition of Parcel C for the development of a community service center for the benefit of the Chinatown/South Cove community. Such a development was to be financed with linkage funds. However, in light of the economic and market conditions in the region, and the unavailability of such linkage funds, the Authority has determined that this is no longer a feasible proposition. In the alternative, NEMCH has agreed to provide \$1.8 million to the appropriate community agency or trust as designated by the CNC and the BRA for the purpose of purchasing

and operating a building in or near Chinatown to house community agencies or other uses.

4. NEMCH Master Plan

On March 29, 1990, the Authority approved NEMCH's ten year (1990-2000) Institutional Master Plan (the "Master Plan"). Subsequently, on January 22, 1992, and on September 16, 1992, the Authority approved amendments to NEMCH's Master Plan. As a result of on-going discussions with the Authority and the Chinatown community, NEMCH upon tentative designation, will immediately prepare an amendment to its Master Plan for the Proposed Project and will submit said amendment to the Chinatown Neighborhood Council for a detailed community process.

5. Land Disposition Agreement for Parcels P-4, P-4a and C

On July 26, 1990, the Authority and the NEMCH reached an agreement on a simultaneous conveyance of land parcels in the Chinatown/South Cove neighborhood of Boston abutting the NEMCH campus. The Land Disposition Agreement (LDA) executed between the Authority and NEMCH represents the legal instrument which defines and specifies the terms and conditions of the simultaneous conveyance of land parcels between the parties. Execution of the Agreement served to implement the essential provisions of the Agreement, including: (1) conveyance by the Authority of Parcel P-4 and Parcel P-4a (32,292 square feet with an FAR of 8) to NEMCH; and (2) the acquisition by the Authority of Parcel C consisting of 17,953 square feet from NEMCH (presently, the Parcel C square footage is 19,910, as the Authority combined an adjacent BRA owned parcel and Parcel C as one). Furthermore, it is specified in the LDA that the property shall be used in conformity with the land use provisions, planning objectives, and other requirements for the Property contained in the South Cove Urban Renewal Plan, and in conformity with the terms and provisions of the Institutional Master Plan for NEMCH as approved by the BRA on March 29, 1990. Furthermore, pursuant to the LDA, the property shall be specifically used for hospital, clinic, professional office, laboratory, parking and ancillary and accessory uses.

IV. COMMUNITY BENEFITS

The Proposed Project was endorsed by the Chinatown Neighborhood Council on May 17, 1993. The Proposed Project offers a number of community benefits for Chinatown residents.

- A payment of \$1.82 million to the appropriate community agency or trust as designated by the CNC and the BRA, for the purpose of purchasing and operating a building in or near Chinatown to house community agencies or other uses as deemed appropriate by the CNC and the BRA.

VOTED:

- Allocation of a total of 55 parking spaces within the garage for use by residents of the Parcel A and B housing units. Parcel A shall be designated 44 spaces and Parcel B shall be designated 11 parking spaces.
- Payment of a grant of \$150,000 to an appropriate Chinatown agency or trust, as designated by the CNC and the BRA, to be used to off-set operating or capital costs associated with the community's use of Posner Hall and/or other uses as deemed appropriate by the CNC and the BRA.
- Landscape and maintain a green space between the garage and Oak Street for use by Chinatown Community residents. This green space shall be supervised by NEMCH security personnel.
- NEMCH will develop and conduct an annual health fair aimed at Chinatown residents. The goal of this program would be to provide free health screening of those medical issues of most concern to the Community. It is anticipated that this project will function in cooperation with the South Cove/Chinatown Neighborhood Health Center.
- NEMCH will work with the South Cove/Chinatown YMCA to provide annual support for the summer camp program operated in connection with the YMCA.
- NEMCH agrees to use its best efforts to recruit and hire from the Chinatown Community those additional employees needed to staff the garage.

Appropriate vote follows:

VOTED: That the New England Medical Center Hospitals Inc., ("NEMCH") be tentatively designated as the developer of Parcel C based on the following conditions: (1) that NEMCH amend its Institutional Master Plan to reflect the Proposed Project; (2) that a payment of \$1.82 million be made to the appropriate community agency or trust as designated by the CNC and the BRA, for the purpose of purchasing and operating a building in or near Chinatown to house community agencies or other uses as deemed appropriate by the CNC and the BRA; (3) that a total of 55 parking spaces in the garage be made available for residents of the Parcel A (44 parking spaces) and B (11 parking spaces) housing units; and (4) that a payment of a grant of \$150,000 be made to an appropriate Chinatown agency or trust, as designated by the CNC and the BRA, to be used to off-set operating or capital costs associated with the community's use of Posner Hall and or other uses as deemed appropriate by the CNC and the BRA; and further

VOTED: That the Authority hereby authorizes the Director to execute, in the name and on behalf of the Authority an amendment to the Land Disposition Agreement, and any documents deemed necessary and appropriate by the Director in connection with the New England Medical Center Parcel C Project;

An Appropriate resolution follows:

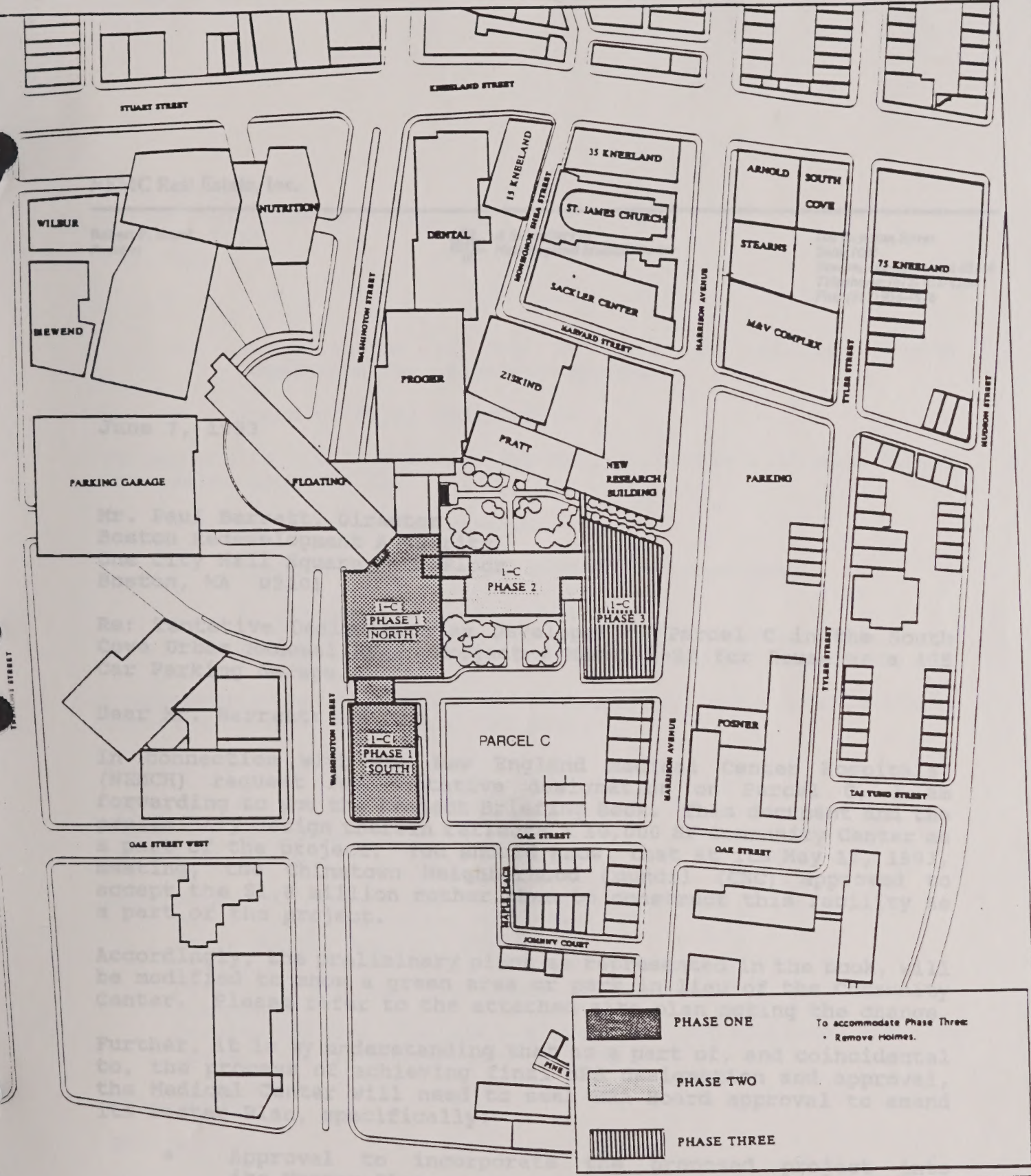
- (iii) Final working drawings and specifications, and
- (iv) Proposed development, construction and occupancy schedules

2. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment, and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
3. That the Developer is and hereby is authorized to petition to the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (3) of the Housing Act of 1949, as amended, including information with respect to the "Developer's Statement for Public Disclosure" (Federal Form H-5064).

(d) Submission within One Hundred and Twenty (120) days in a form satisfactory to the Authority of:

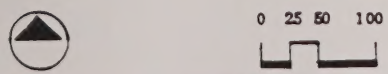
- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final working drawings and specifications, and
- (iv) Proposed development, construction and occupancy schedules.

2. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment, and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
3. That the Developer be and hereby is authorized to petition to the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Developer's Statement for Public Disclosure" (Federal Form H-6004).



NEW ENGLAND MEDICAL CENTER MASTERPLAN

Phase Plan: Phase 1N,
1S, 2, 3 & Research



NEMC Real Estate, Inc.

Robert P. Bland
President



A Subsidiary of
New England Medical Center

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Suite 1025
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Telephone: (617) 956-4560
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June 7, 1993

Mr. Paul Barrett, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Tentative Designation as Developer of Parcel C in the South
Cove Urban Renewal Area, Project # Mass. R-92 for Reuse as a 455
Car Parking Garage.

Dear Mr. Barrett:

In connection with the New England Medical Center Hospitals' (NEMCH) request for tentative designation on Parcel C, I am forwarding to you the Project Briefing Book. This document and the preliminary design therein reflects a 10,000 SF Community Center as a part of the project. You should know, that at its May 17, 1993, meeting, the Chinatown Neighborhood Council (CNC) approved to accept the \$1.8 million rather than to construct this facility as a part of the project.

Accordingly, the preliminary plans as represented in the book, will be modified to show a green area or park in lieu of the Community Center. Please refer to the attached site plan noting the change.

Further, it is my understanding that as a part of, and coincidental to, the process of achieving final BRA designation and approval, the Medical Center will need to seek BRA Board approval to amend its Master Plan, specifically:

- Approval to incorporate the proposed project into its Master Plan
- Approval after public hearing, to altar the geographic boundaries of the current Master Plan to include Parcel C. The new boundary lines would be expanded to include the block bounded by Ash Street, Nassau Street, Oak Street, and Harrison Avenue.

Paul Barrett
Boston Redevelopment Authority
June 7, 1993
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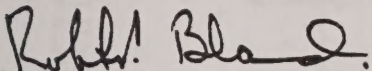
- Authorization of the Director to petition Zoning Commission for necessary approvals
- Award of final designation

Subsequent to final approval, the Medical Center will need Zoning Commission approval to:

- Award final designation
- Approve Institutional Master Plan Amendment
 1. Alter geographic boundaries
 2. Incorporate proposed project into Master Plan
 3. Approve necessary Zoning text and map amendments

I appreciate the cooperation of the Authority, and your able staff, Beverley Johnson and Dennis Callahan.

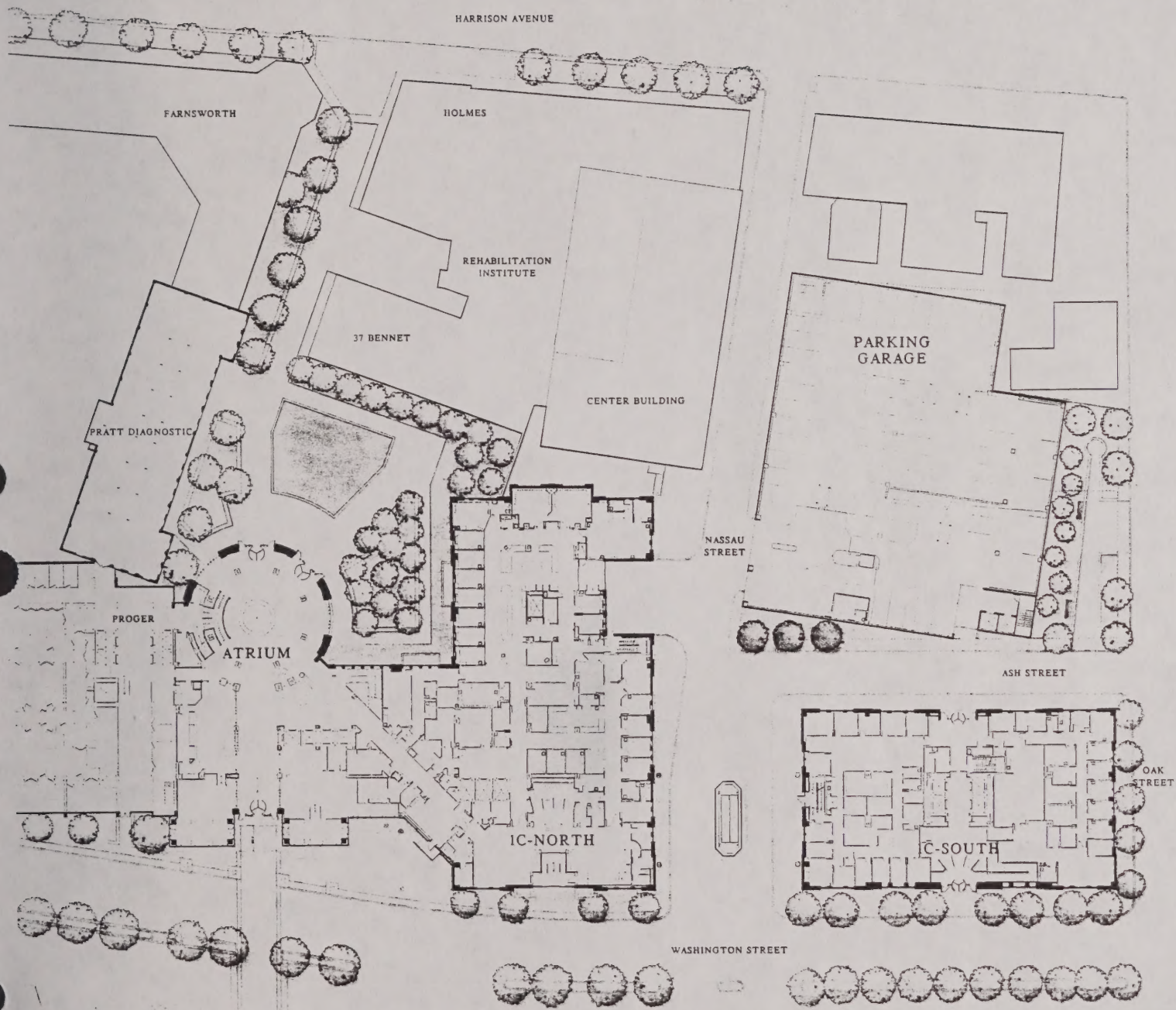
Respectively submitted,


Robert P. Bland

cc: Jerome H. Grossman, M.D., President, NEMCH
David Trull, Executive VP, NEMCH
Larry Smith, Esquire, NEMCH
Gerard Kavanaugh, Chief of Staff
Beverley Johnson, Assistant Director for Institutional Planning
Dennis Callahan, Project Assistant for Institutional Planning
Davis Woo, Executive Director, CNC

attachment

RPB:lak



New England Medical Center

SITE PLAN



Shepley Bulfinch Richardson and Abbott

